

TERM OF COMMISSION: April Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Senior Planner Thaddeus Yonke
Director of Emergency Management Chris Kelley
Deputy County Clerk III Jodi Vanskike

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 7:00 p.m. and roll call was taken.

P&Z

Senior Planner Thaddeus Yonke read the following staff report:

The Planning and Zoning Commission reviewed Agenda Items 1, 3, and 4, at its April 17, 2025, meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

1. Consent Agenda

- A. Request by Fred Overton Development Inc to Approve a Final Development Plan for Ravenwood on 57.3 Acres Located at 1948 N. Booker Dr., Columbia.**
- B. Abell Acres Subdivision Plat 2. A-R. S23-T50N-R12W. Ronald & Tammy Simms, Owners. James Patchett, Surveyor.**

- C. West Acres. A-R. S15-T50N-R12W. Christopher & Theresa & Luke West, Owners. Michael Klasing, Surveyor.**
- D. Herigon Subdivision. A-2. S29-T51N-R13W. Ryan & Kelly Herigon, Owners. Kevin Schweikert, Surveyor.**
- E. Riley Subdivision Plat 1. A-2. S6-T49N-R12W. Kale & Paige Spry, Owners. Timothy Devaney, Surveyor.**
- F. Douce Division, Plat 1A. A-R. S22-T49N-R13W. Philip & Debbie Douce, Owners. David Borden, Surveyor.**

Regarding the Consent Agenda, Item A, the final plan, was approved by consent and is presented for Commission approval. The plats, Items B through F, were approved by consent and are presented for Commission receipt and acceptance. Mr. Yonke requested that Commission waive the reading of the staff reports and authorize the Deputy County Clerk to insert them into the minutes of this meeting as if read verbatim.

A. Request by Fred Overton Development Inc to approve a Final Development Plan for Ravenwood on 57.3 acres located at 1948 N. Booker Dr., Columbia

The property is located on the east side of Rollingwood Boulevard, at the intersection of Rollingwood Boulevard and US Highway 40. It is approximately 57.3 acres in size and split-zoned under a Planned Residential Single-Family (R-SP) and Planned General Commercial (C-GP) Final Plan. The property is currently vacant. The surrounding zoning is as follows:

North – Planned Light Industrial (M-LP) and General Commercial (C-G)

South – R-SP and Agriculture-Residential (A-R)

East – A-R and C-GP

West - Neighborhood Commercial (C-N), Moderate Density Residential (R-M), Single-Family Residential (R-S) and R-SP

The Boone County Master Plan identifies this area as suitable for residential land uses.

The most recent review plan and preliminary plat of this property were approved on the March 2025 agenda under Commission Order 197-2025. This Final Development Plan confirms the design and rezoning of that proposal.

The property scored 73 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify three criteria for approval:

- 1) All the required information is accurately portrayed on the Plan.
- 2) The Final Plan conforms to the approved Review Plan.
- 3) The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Final Plan.

Order 197-2025 placed the following conditions on the Final Plan:

- 1) The applicant shall submit a design for the fire/emergency access including both location and level of improvement for review and approval by the Director of Resource Management and the Boone County Fire Protection District with the Final Plan submittal.
- 2) The Final Plan of Phase 2B shall show a temporary gated fire/emergency access to the subject property that is acceptable to the Boone County Fire Protection District and The Director of Resource Management.

Staff review of the submitted final plan has, after resubmittal, shown that the final plan meets the conditions established by the approval order and can be approved.

Staff recommended approval of the final plan.

B. Abell Acres Subdivision Plat 2. A-R. S23-T50N-R12W. Ronald & Tammy Simms, owners. James Patchett, surveyor.

The subject property is located on State Route B, approximately one mile south of Hallsville. It is two lots platted as part of Abell Acres Subdivision. This proposal consolidates those two lots into a single lot of 6.44 acres. The subject property has a house and shop present and is zoned Agriculture-Residential (A-R). The surrounding zoning is as follows:

North – Residential Single-Family (R-S)

South – A-R

East – Agriculture-2 (A-2)

West – A-R

These are all original 1973 zonings.

The lot will have frontage on and direct access to State Route B, a publicly dedicated, publicly maintained roadway. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Public Water District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The lot has existing access to and a connection to a Boone County Regional Sewer District wastewater treatment facility.

The property scored 76 points on the rating system.

Staff recommended approval of the plat and granting the requested waiver.

C. West Acres. A-R. S15-T50N-R12W. Christopher & Theresa & Luke West, owners.
Michael Klasing, surveyor.

The property is located off East Highway 124, approximately a quarter mile west of the intersection of North Frink Road and East Highway 124. The proposal is to subdivide a 5.33-acre lot from the 17.50-acre parent tract. A corresponding administrative survey for the remainder of the parent parcel was submitted concurrent to the plat. The proposed 5.33-acre lot contains a single-family dwelling and an on-site wastewater lagoon. The property is zoned agriculture-residential (A-R), and the surrounding zoning is as follows:

- North – A-R
- West – A-R
- South, across East Highway 124 – Agriculture 2 (A-2)
- East – A-R

The lot has frontage on and direct access to East Highway 124, a publicly maintained roadway. An existing driveway provides access for the home to East Highway 124. The applicants have not submitted a request for a waiver for the traffic study requirement. The approval of the plat and corresponding administrative survey will result in one new traffic source. Impacts on existing transportation infrastructure are minimal. Granting a waiver to the traffic study requirement is appropriate in this case.

Public Water Supply District #4 provides water service in this area. Boone Electric Cooperative provides power service. Boone County Fire Protection District provides fire protection. The nearest station, Station 3, is approximately 1.6 miles away.

An existing on-site wastewater lagoon serves the home on the proposed lot. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. Approval of the plat and corresponding administrative survey will result in one new dwelling unit. No public sanitary sewer service is available nearby. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 53 points on the rating system.

Staff recommended approval of the plat and granting of waivers with the following condition:

1. The plat will not be received and accepted by the County Commission until the corresponding administrative survey is approved by the Director of Resource Management.

D. Herigon Subdivision. A-2. S29-T51N-R13W. Ryan & Kelly Herigon, owners. Kevin Schweikert, surveyor.

The property is located along North Highway NN, approximately a half mile south of the intersection of North Barnett School Road and North Highway NN. The proposal is to subdivide a five-acre lot from a 100 plus acre parent parcel. The proposed lot is undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

The proposed lot will have direct road frontage and access to North Highway NN, a publicly maintained roadway. The applicants have submitted a request for a waiver from the traffic study requirement. The approval of the plat will create a single additional traffic source onto North Highway NN. Approval of this plat will have a minimal impact on existing transportation infrastructure. Granting a waiver is appropriate in this case.

The property is within Public Water Supply District #10 service area. Boone Electric Cooperative provides power service. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 4, is approximately 6.3 miles away.

The applicants have submitted an on-site wastewater plan showing a compliant lagoon location for a future single-family dwelling, and a request for a waiver from the sewer cost benefit analysis requirement. There is no public sanitary sewer facility near the subject property. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

Staff research indicates that this lot, once created, will be the third platted lot from the 1995 parent parcel. The other two lots are lots 7A-1 and 7A-2 of Amsdel Acres located off West Rock Hollow Road and recorded in plat book 57 page 15. Future platting of the parent parcel will require water line upgrades and fire hydrants to be installed at all platted lots from the 1995 parent parcel.

The property scored 25 points on the rating system

Staff recommended approval of the plat and granting of waivers.

E. Riley Subdivision Plat 1. A-2. S6-T49N-R12W. Kale & Paige Spry, owners. Timothy Devaney, surveyor.

The property is located on the north side of Calvert Hill Road, approximately a half mile to the east of the intersection of Wagon Trail Road and Calvert Hill Road. It is 15.43 acres in size and zoned Agriculture-2 (A-2). The surrounding zoning is all A-2. This is original 1973 zoning. The property has a residence, accessory building, and an on-site wastewater system present. The proposed plat divides the property into two lots, one at 10.43 acres in size with the residence, the other at 3.88 acres.

Both lots have frontage on and direct access to Calvert Hill Road, a publicly dedicated, publicly maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The property is in Public Water Service District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The subject property has an on-site wastewater system serving the residence on the 10-acre lot. Development on the 3.88-acre lot will use an on-site wastewater system as well.

The property scored 56 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

F. Douce Division, Plat 1A. A-R. S22-T49N-R13W. Philip & Debbie Douce, owners. David Borden, surveyor.

The property is located off North O'Neal Road, approximately 350 feet north of the intersection of North O'Neal Road and West Fenton Road. The subject property is zoned Agriculture-Residential (A-R). The surrounding zoning is as follows:

- North – A-R
- West – A-R
- South – A-R
- East – A-R, Agriculture 2 (A-2), and Recreation (REC)

The proposal is to replat existing Lot 1 of Douce Division to enlarge the property to 18.17 acres and to create another platted lot of five acres. Both lots contain a single-family dwelling, accessory buildings, and on-site wastewater lagoons.

The property has frontage on and direct access onto North O'Neal Road, a publicly maintained roadway. Both platted lots have existing driveway access onto North O'Neal Road. The applicants have not submitted a request for a waiver for the traffic study requirement. Both platted lots already are developed with a dwelling. No additional sources of traffic will be created by this plat. Granting a waiver to the traffic study requirement is appropriate.

The subject property is in Consolidated Water service area. Boone Electric Cooperative provides power service. Boone County Fire Protection District provides fire protection. The nearest station, Station 13, is approximately 3.8 miles away.

On-site wastewater lagoons are present on both proposed lots to serve the existing homes. The applicants have not submitted a waiver from the sewer cost benefit analysis. Both lots have been developed with single family dwellings and on-site wastewater systems. No public sanitary sewer service is available nearby. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

Lot 1 of Douce Division, recorded in plat book 56 page 86, was tentatively vacated by County Commission order 553-2023 on the condition that the property would be replatted. Approval and recording of this plat will satisfy the condition imposed by the County Commission.

The property scored 34 points on the rating system

Staff recommended approval of the plat and granting of waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve item A, and does receive and accept the plats, items B through F, as listed in the attached consent agenda (Attachment A), and authorizes the Deputy County Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Final Development Plan for Ravenwood on 57.3 acres located at 1948 N. Booker Dr., Columbia.
- B. Abell Acres Subdivision Plat 2. A-R. S23-T50N-R12W. Ronald & Tammy Simms, owners. James Patchett, surveyor.
- C. West Acres. A-R. S15-T50N-R12W. Christopher & Theresa & Luke West, owners. Michael Klasing, surveyor.
- D. Herigon Subdivision. A-2. S29-T51N-R13W. Ryan & Kelly Herigon, owners. Kevin Schweikert, surveyor.
- E. Riley Subdivision Plat 1. A-2. S6-T49N-R12W. Kale & Paige Spry, owners. Timothy Devaney, surveyor.
- F. Douce Division, Plat 1A. A-R. S22-T49N-R13W. Philip & Debbie Douce, owners. David Borden, surveyor.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #237-2025**

2. First Reading: Request by Kenneth W. and Dawn M. Lancaster to Vacate and Replat Tracts 3, 4, and 5 of McGlasson Subdivision Recorded in Book 11, Page 299 in the Records of the Boone County Recorder of Deeds. (open public hearing)

Senior Planner Thaddeus Yonke read the following staff report:

A petition has been submitted by Kenneth and Dawn Lancaster to vacate Tracts 3, 4 & 5 of McGlasson Subdivision recorded in Plat Book 11, Page 299 of the records of the Boone County, Missouri Recorder of Deeds and to replat them into a single lot.

McGlasson Subdivision was recorded on August 25, 1977. The plat consists of five tracts at the intersection of Flint Hill School Road and North Old Highway 63. Tracts 3 and 4 have frontage on North Old Highway 63 and Tract 5 has frontage on Flint Hill School Road, which is a publicly dedicated, privately maintained roadway.

A home, built primarily on Tract 5, is constructed over the lot line between Tracts 4 and 5, as well as several utility easements. It is the intent of the petitioner to replat the three existing tracts into a single 3.3(+/-)-acre lot. This will remove the existing internal lot lines and portions of existing utility easements that conflict with the location of the home. The replat will also allow for a building permit to be issued for an addition to the home.

In accordance with Boone County Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission, the County Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision, public utility facilities and services, and will not generally adversely affect the health, welfare, or safety of persons owning or possessing real estate within the subdivision.

Character: The area consists of a mixture of mostly single-family dwelling units on parcels ranging from a quarter acre to nearly 18 acres. Tracts 1 & 2 of McGlasson Subdivision were replatted into the subdivision plat known as Heuer's Café in May 2018, containing one lot of 1.02 acres. The proposed replat is consistent with the established character of the area.

Traffic: Granting the vacation request will not adversely affect future traffic conditions, circulation, or location and alignment of streets within and adjacent to the subdivision. The replat will not change the roadway or access. With no additional lots created and the elimination of two existing lots there should be a net reduction in traffic from what was expected from the original plat.

Utilities and Property Values: The existing home is served currently by utilities and has an on-site wastewater lagoon for sewage service. There is no indication that the vacation and replat

will have any negative impact to the utilities, easements, or property values of the neighborhood.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. This vacation and replat will contribute to the orderly development of the area since the vacation will only go into effect with the recording of the replat, and the proposed replat will have to fully comply with the current subdivision regulations before it can be approved.

The proposed replat is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no indication there will be an adverse effect on public health and safety. Therefore, Staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lot and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County, Missouri.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted for this item.

3. First Reading: Request by West Creek Properties LLC to Rezone to Planned Two-Family Residential (R-DP) and to Approve a Revised Review Plan and Preliminary Plat for Lot C-1 Newtown Subdivision on 1.51 Acres Located at 6850 S. Coneflower Ave., Columbia. (open public hearing)

Senior Planner Thaddeus Yonke read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its April 17, 2025, meeting. A motion recommending approval was approved by a unanimous vote (8-0).

The property is located at 6855 S. Coneflower Ave., Columbia. The zoning is Planned Two-Family Residential (R-DP) which was rezoned in 2019 from Planned General Commercial (C-GP), which had a limit to the Neighborhood Commercial (C-N) uses. The C-GP designation was the result of the 1998 rezoning from A-2.

Adjacent property is zoned as follows:

- North – Planned Single-Family Residential (R-SP)
- South – A-2
- East – R-SP
- West – Planned Agriculture Residential (A-RP) then City Zoning across High Pointe Lane

The request is to rezone the approximately 1.51 acres, which is described as Lot C-1 of Newtown Subdivision Final Plat Block 5, to enable replatting of this lot into 12 zero-lot-line residential lots: eight lots which will have frontage on and direct access to Coneflower Avenue, four lots which have no public road frontage and are proposed to use common lot C100 for access to Coneflower Avenue. The existing approved R-DP plan shows the same 12 units in three buildings but without the provision to subdivide into individual lots. The area sought to be rezoned is currently vacant.

The Master Plan identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a gatekeeping function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories: Utilities, Transportation, and Public Safety Services.

Utilities:

The area proposed for rezoning will be served by the Boone County Regional Sewer District (BCRSD) sewer facility. The BCRSD has earmarked capacity for 12, two-bedroom unit dwellings.

Consolidated Public Water Supply District #1 provides water in the area. There are some upgrades or relocations shown on the plan that will need to be coordinated with the Water District and will be completed at the developer’s expense.

Boone Electric Cooperative provides power and has facilities that will need to be reworked and/or relocated at the developer’s expense, some of which are noted on the plan graphic.

Stormwater: Development of the site will be required to comply with Boone County Stormwater Regulations. There is some designated floodplain on the property, but the proposed development is not proposed to encroach on the 100-year floodplain.

Transportation:

The property has frontage on both State Route K and Coneflower Avenue but only has access to Coneflower Avenue. Both roads are hard surface, publicly maintained roadways. Lots 5-12 are proposed to have direct frontage on and access to Coneflower Avenue. Lots 1-4 front onto common lot C100 which will contain the hard-surface, dust-free private driving lane serving as access to these four lots. There should be no additional traffic impact since the unit type and number is the same as is currently approved.

Public Safety Services:

The site is within 2.1 road miles of the Boone County Fire Protection District Station 8 on Route K near Rock Bridge Elementary.

Zoning Analysis:

The Master Plan designates this property for residential use. The proposed use is consistent with that designation.

Lots 5-12 meet the sufficiency of resources test for service availability or potential availability. However, it has not been fully shown how Lots 1-4 and the common lots meet the test. A note on page 2 of the plan indicates a generalized strategy for maintenance of the common lots and access drive for proposed Lots 1-4.

The subdivision regulations require the draft covenants be provided with a preliminary plat. The covenants have not been provided. Rather than reject the submittal entirely, staff will propose conditions that will need to be fully resolved prior to any Final Plan submission being accepted for a future agenda.

The central sewer provision has not been changed since the 2019 rezoning and the BCRSD has reserved capacity for 12 two-bedroom units. This capacity has been secured and acquired from the BCRSD.

The most significant change in this proposal is that small lots are being proposed without frontage on and direct access to public roads. The subdivision regulations are generally structured to limit the use of private access easements or private roadways to large-lot land divisions and to prohibit small lot creation in general that does not have direct frontage on and access to public roads.

The subdivision regulations do provide a mechanism to propose the use of private roadways as an exception. The Commission does have authority to approve the use of private drives to access lots less than five acres in size, when the development is proposed as a major plat within a planned development. However, this makes the development approval discretionary unlike approval for a standard subdivision.

As stated previously, the general concept of land division envisioned in the adopted subdivision regulations starts with a presumption that land divisions will be conducted using public

Despite this hesitation, staff supports the proposal with conditions. This is because most of the proposed development uses fully public infrastructure, specifically Lots 5-12, and the private roadway proposed for Lots 1-4 seems to be a design decision based predominately on specific features of the site.

The proposed conditions relate to ensuring long-term management and maintenance of the private access drive specific to this proposal.

Staff notified 84 property owners about this request. The property scored 66 points on the rating system.

Staff recommended **approval** of the rezoning, Revised Review Plan and Preliminary Plat subject to the following three conditions:

1. Draft covenants/trust agreement must be finalized to the satisfaction of the Director of Resource Management prior to any acceptance of a Final Plan for this development for any future P&Z Commission agenda.
2. The note on sheet 2, "Common Area Maintenance," shall be altered to replace the words "concurrently with" with "prior to" in order to make the review plan consistent with condition 1 above.
3. The covenants/trust agreement must contain at a minimum but is not limited to:
 - a. Provisions for the proper and continuous maintenance and supervision of said common land by a trustee, for payment for such maintenance and supervision by means of annual or more frequent assessments against lots, and for assessment secured by assessment liens enforceable by foreclosure. The finalized version is to be concurrently recorded with the associated Final Plat. (Subdivision Regulations Appendix B 1.4 Common Land)
 - b. Provisions for snow removal from the private drive on Lot C100.
 - c. Specifications and cross section proposed for construction of the private drive.
 - d. Provisions for generalized maintenance of the private drive and the development sign on Lot C100, including funding and frequency.
 - e. Provision for major maintenance/replacement/reconstruction of the private drive, including funding and frequency.
 - f. Provisions to guarantee repair of damage due to utility work.
 - g. Dispute resolution for when owners disagree about issues related to the maintenance or funding related to the common Lots C100 and C101.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted for this item.

4. **Preliminary Plat of Brandywine Creek Subdivision Plat 2. A-2. S15-T47N-R12W. Gregory Szarnecki Living Trust, Owner. Jay Gebhardt, Surveyor. (report only)**

Senior Planner Thaddeus Yonke read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its March 20, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The subject property is on the north side of Brandywine Creek Road, approximately two miles south of the city limits of Columbia. It is approximately 40 acres in size and zoned Agriculture-2 (A-2). The surrounding property is zoned as follows:

North – Agriculture 1 (A-1)

South – A-2

East – A-1 and A-2

West – A-2

The A-2 zoning was rezoned from A-1 in 1976. The A-1 zoning is original 1973 zoning. This preliminary plat shows nine buildable lots and one common lot. Eight of the lots front onto Brandywine Creek Road, with the final lot in the northeastern portion of the property on Tom Bass Road.

Lots 2 through 9 will have frontage on and direct access to Brandywine Creek Road. Lot 1 has frontage on and direct access to Tom Bass Road. The common lot has access across Lot 1 to Tom Bass Road. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Consolidated Public Water Supply District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. There is a 4-inch water main along Brandywine Creek. It is insufficient to meet fire flows, although fire flows can be improved by upgrading the 4-inch line to a 6-inch line. The waterline upgrade must be completed prior to receipt and acceptance of the final plat.

The proposal intends to use soil absorption systems for on-site wastewater. The applicant has enclosed documentation showing two workable sites on each lot that can support such systems. The applicant has submitted a wastewater cost-benefit analysis.

The property scored 62 points on the rating system.

Staff recommends approval of the preliminary plat and waiver requests.

Emergency Management

5. Outdoor Warning Siren Public Hearings

- a. North Brown Station Road and Spiva Crossing**
- b. 2180 Fenton Road**
- c. 7060 Kircher Road**
- d. Smith Hatchery near Dothage Road**
- e. 4620 Roemer Road**

Director of Emergency Management Chris Kelley presented a slideshow. This slideshow, along with all public comment forms for any of the above addresses, are attached to the end of the minutes.

Resource Management

6. Second Reading: Budget Amendment - Department 1711 & 2081 – Cover Permitting Software – First Read 04.17.25 Open Public Hearing

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Departments 1711 and 2081 to cover Permitting Software.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #238-2025**

Joint Communications

7. Second Reading: Budget Amendment for Department 2711 – Cover Class 9 Costs – First Read 04.10.25 Open Public Hearing

Commissioner Kendrick opened and closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Department 2711 to cover Class 9 Costs.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #239-2025**

Commission

8. Public Comment

None

9. Commissioner Reports

None

Attest:



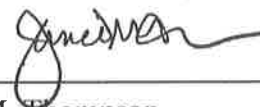
Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Staff Report for County Commission
RE: Outdoor Warning Siren Hearing Agenda Items
April 29, 2025

Summary

The Boone County Office of Emergency Management (OEM), in coordination with the County's siren system provider, has conducted a review of current outdoor warning siren coverage using the 2020 U.S. Census overlay. Several coverage gap areas were identified. In accordance with the County's adopted Outdoor Warning Siren Policy, proposed locations for new sirens were selected based on accessibility, infrastructure availability, optimal coverage, elevation and future growth. This report outlines the identified sites. Please see attached to this report the Siren Placement Policy adopted by the Boone County Commission.

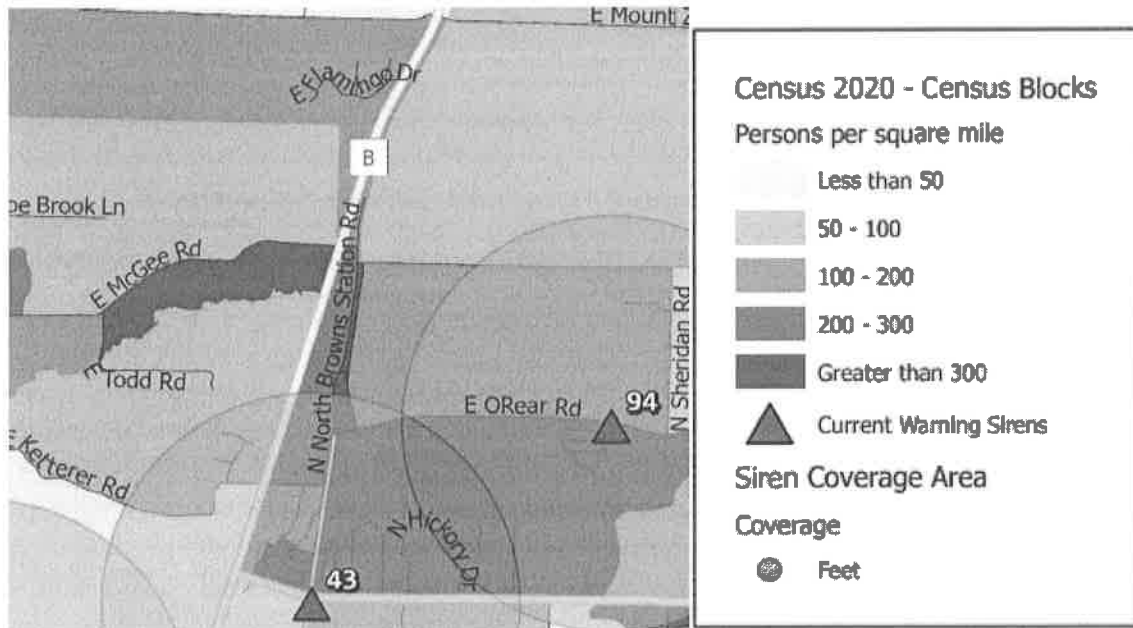
North Brown Station near Spiva Crossing Site

OEM staff and the county's siren system provider identified a **coverage area deficiency** near this location after analyzing the current outdoor warning siren system map with the most recent 2020 U.S. Census data overlay. Field surveys were conducted in accordance with the Outdoor Warning Siren Policy adopted by the County Commission.

Although efforts were made to select a location away from residential structures, no alternative site sufficiently met the service needs or policy requirements.

A site was identified across the street from 9415 N. Brown Station Road, using the Boone County Right-of-Way. This location offers the necessary infrastructure, ease of maintenance access, effective coverage to the underserved area, and optimal elevation for maximum siren reach.

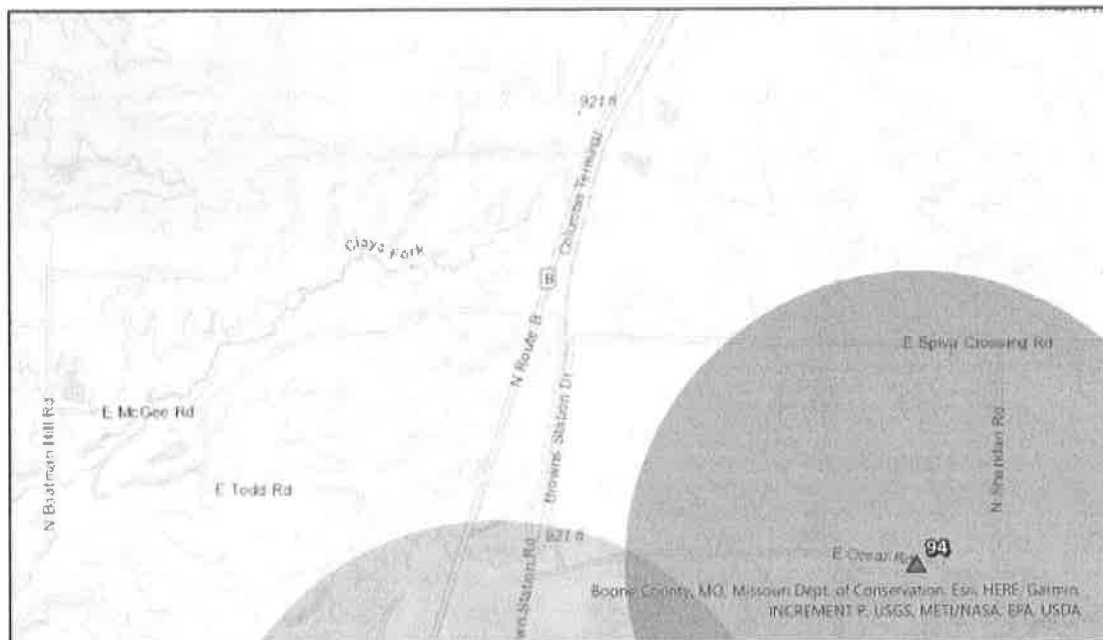
Installing a siren at this location is critical to closing an existing public safety vulnerability in an area where immediate outdoor alerting is currently unavailable.



N. Brown Station Road and Spiva Crossing map with census data



This map with yellow symbol depicts proposed location of site on Brown Station near Spiva Crossing



Current

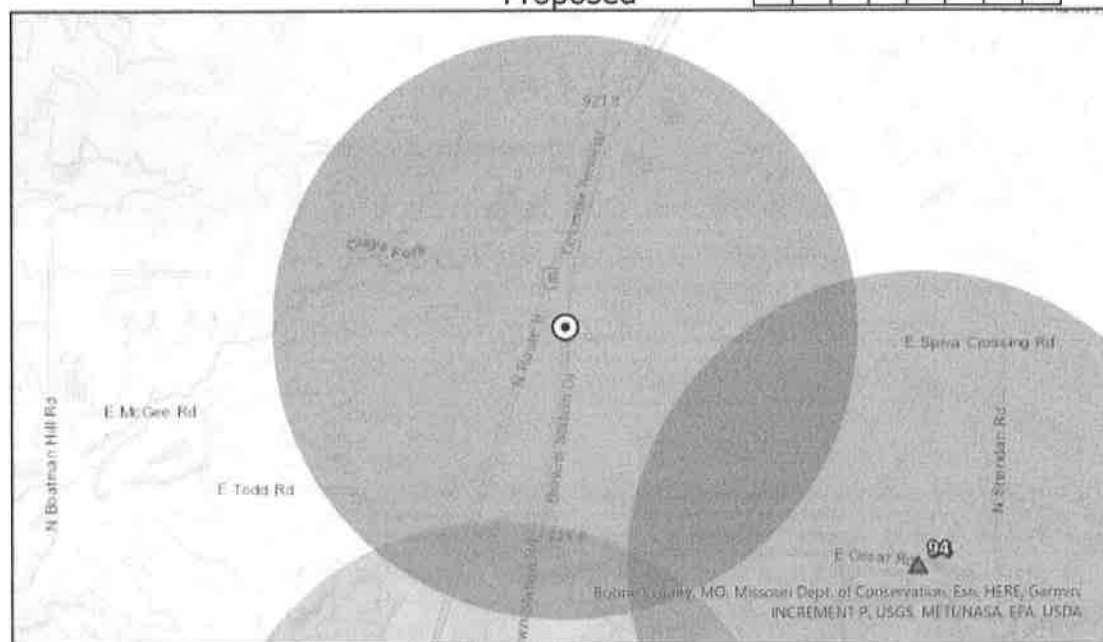
Brown Station Rd Siren Site

Legend

- ▲ Current Warning Sirens
- Proposed Siren Location
- Current Siren - Estimated Coverage Area
- Proposed Siren - Estimated Coverage Area

0 0.25 0.5 1 Miles

Proposed



2180 Fenton Road Site

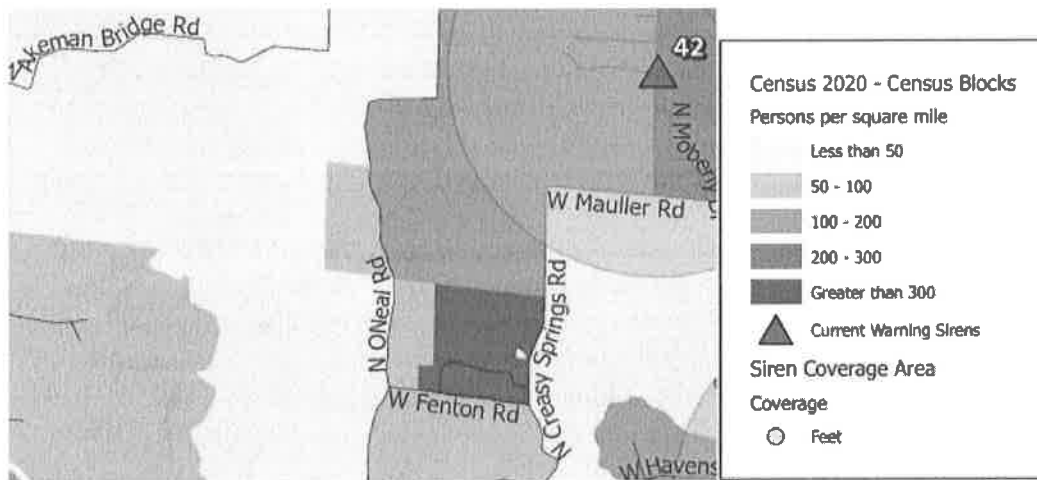
OEM staff and the county's siren system provider identified a **service area shortfall** at this location through the 2020 U.S. Census data overlay and siren coverage analysis.

A thorough field review and site search were conducted in compliance with the Outdoor Warning Siren Policy.

Despite a diligent search for alternatives away from residences, no other location met the criteria for full coverage and policy adherence.

A site adjacent to 2180 Fenton Road was found within Boone County Right-of-Way that meets all infrastructure, accessibility, and elevation standards.

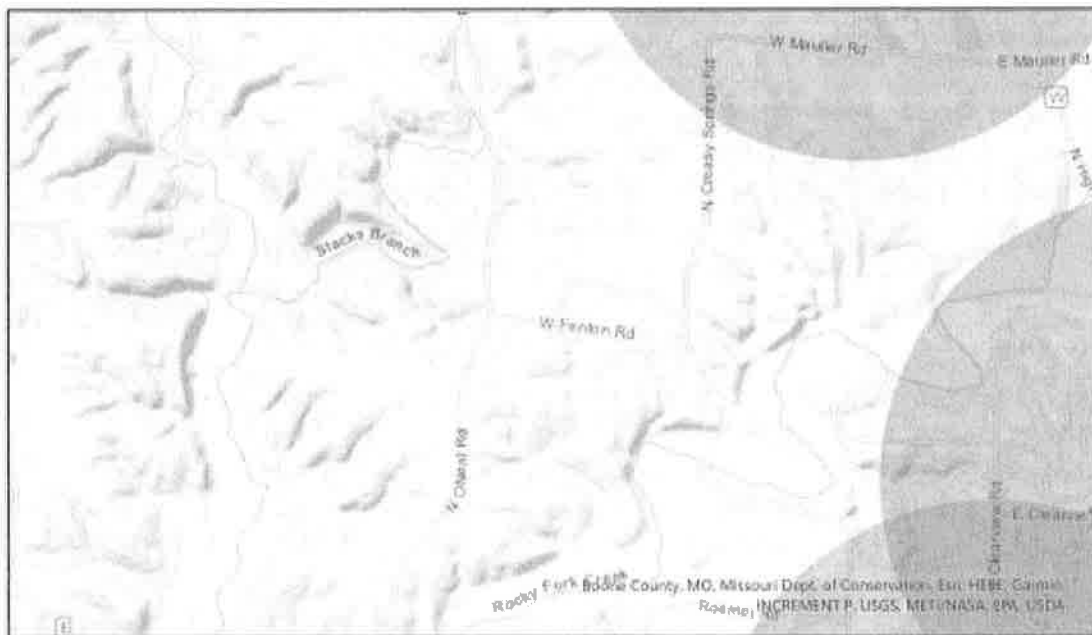
Approving this site will ensure that critical outdoor warning capabilities are extended to a population currently left vulnerable during severe weather events.



Fenton Road map site looking at census data



This map with the yellow symbol identifies proposed site location on Fenton Road



Fenton Road Siren Site

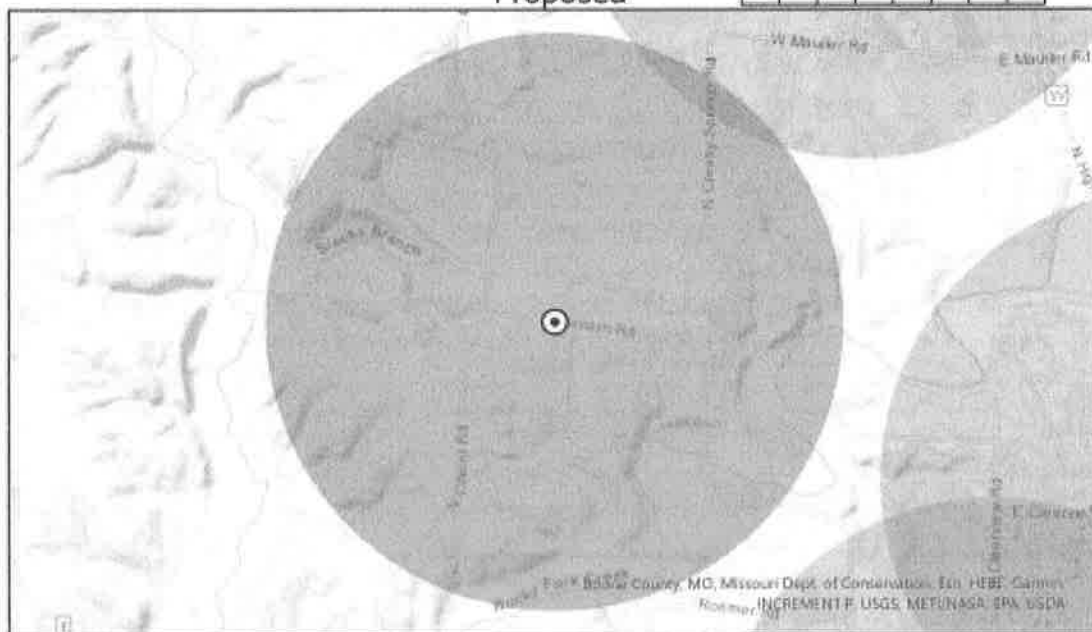
Current

Legend

- ▲ Current Warning Sirens
- Current Siren - Estimated Coverage Area
- ⊙ Proposed Siren Location
- Proposed Siren - Estimated Coverage Area

0 0.25 0.5 1 mile

Proposed



7060 Kircher Road Site

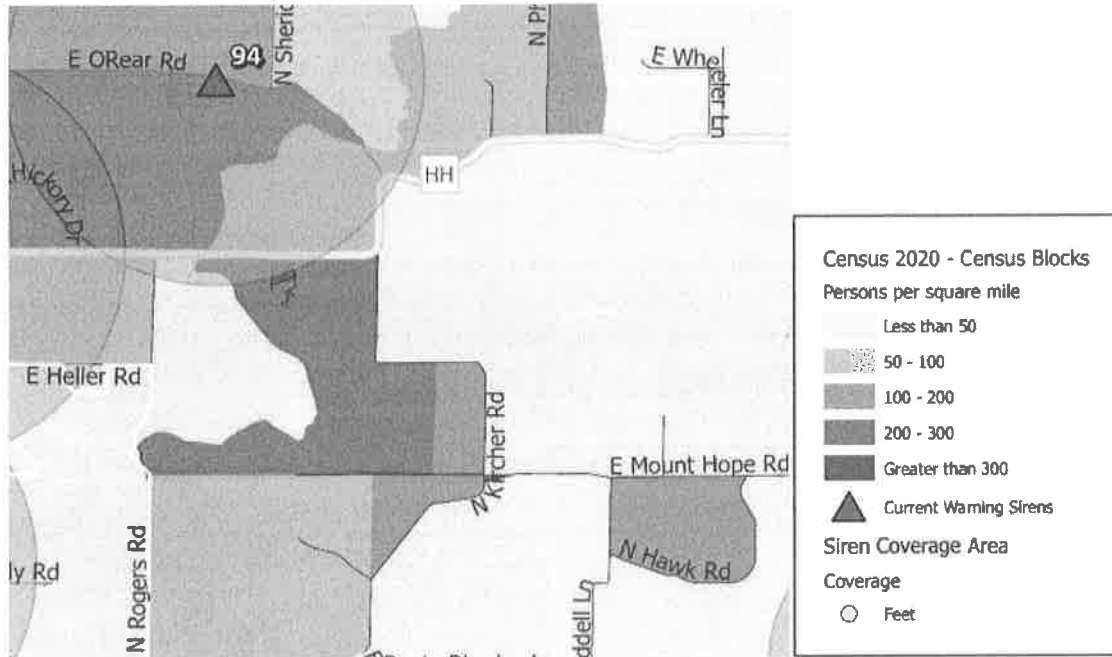
OEM staff and the county's siren system provider identified a **deficient coverage area** near this site through a review of the current outdoor warning siren system coverage map using 2020 U.S. Census data.

Following the Outdoor Warning Siren Policy, a detailed field survey was conducted to determine a suitable location.

Despite attempts to find a site away from residential structures, no alternative location met the required service criteria or provided adequate siren coverage.

A site south of 7060 Kircher Road, using Boone County Right-of-Way, was determined to be optimal due to available infrastructure, ease of maintenance access, and favorable elevation for effective coverage.

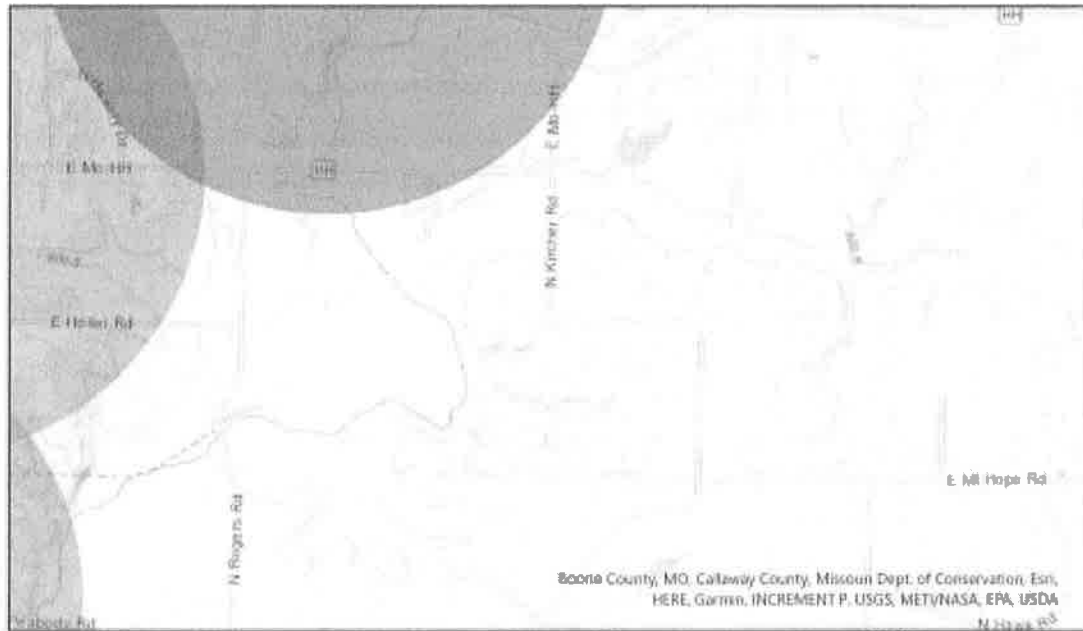
Installing a siren at this site will close a key service gap and ensure equitable warning coverage for residents in a currently underserved area.



Kircher Road site map looking at census data



This map with the yellow symbol identifies proposed site location on Kircher Road



Kircher Road Siren Site

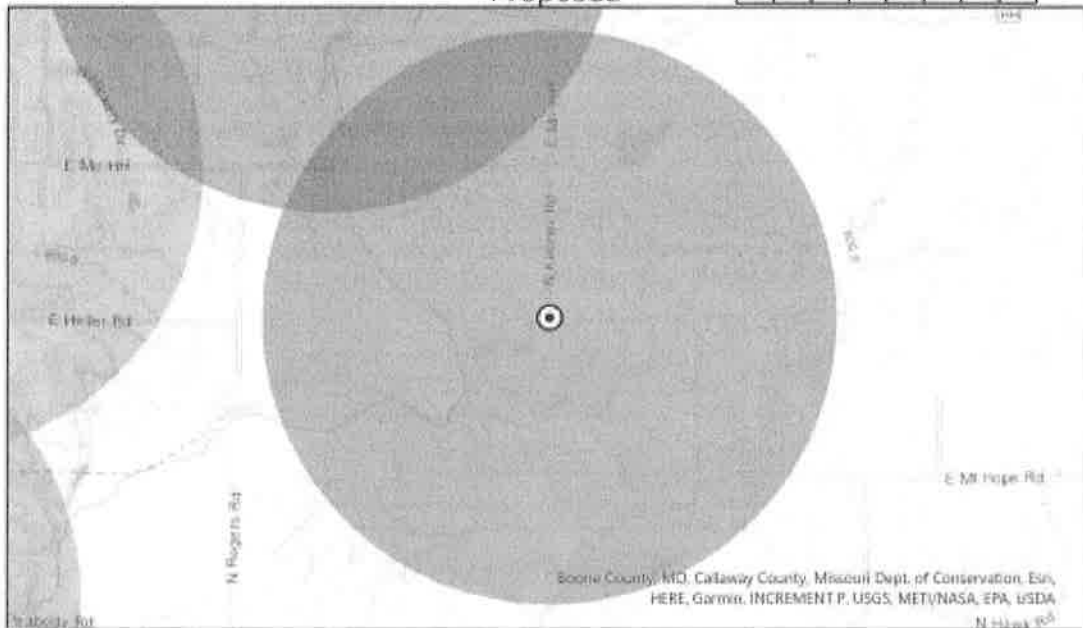
Current

Legend

- ▲ Current Warning Sirens
- Current Siren Location
- Current Siren - Estimated Coverage Area
- Proposed Siren Location
- Proposed Siren - Estimated Coverage Area

0 0.25 0.5 1 Miles

Proposed

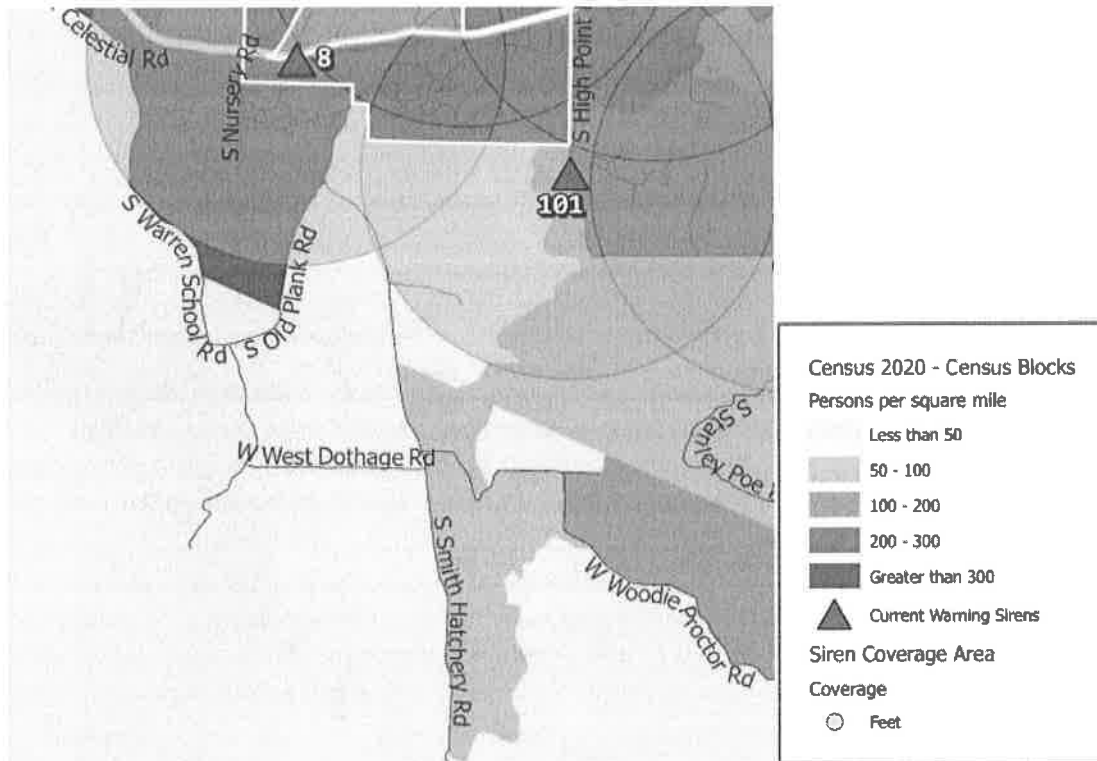


Smith Hatchery near Dothage Site

OEM staff and the county's siren system provider identified an area of **anticipated residential growth** and current coverage need near this location through forward-looking planning and siren coverage analysis.

We conducted a field review under the Outdoor Warning Siren Policy and attempted to avoid close proximity to residences, but no other location satisfied both current and future service demands. A site across from 9400 Smith Hatchery Road, utilizing Boone County Right-of-Way, was determined to be ideal for infrastructure access, maintenance needs, coverage, and elevation.

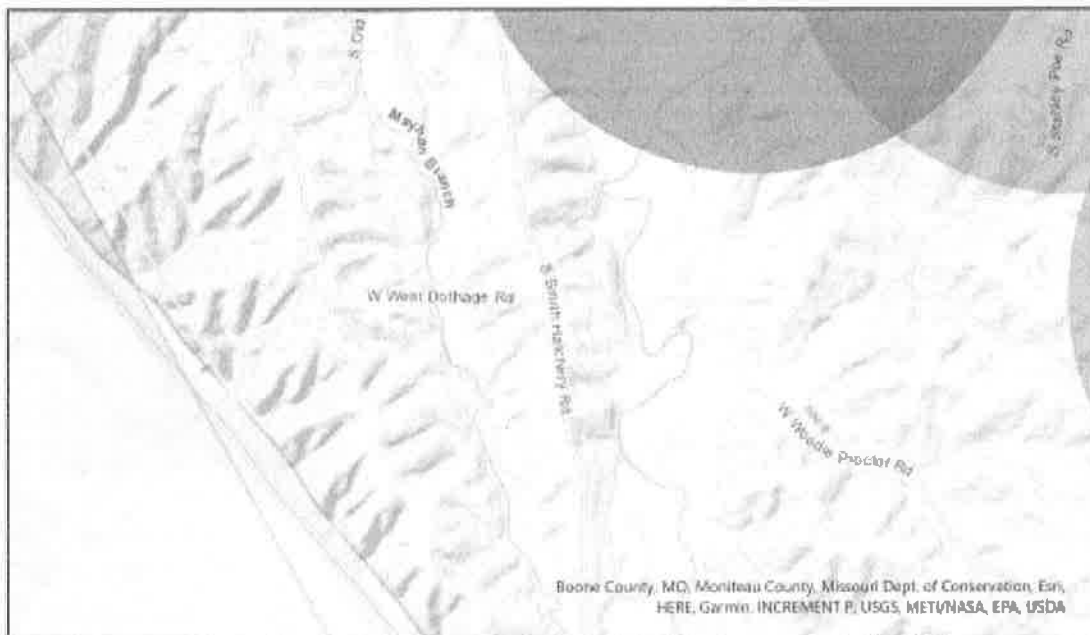
This siren will proactively support community resilience by covering both existing homes and new developments, ensuring that growing populations are not subject to risk.



Smith Hatchery Site map looking at census data



This map with the yellow symbol identifies the proposed site location on Smith Hatchery Road



Smith Hatchery Rd Siren Site

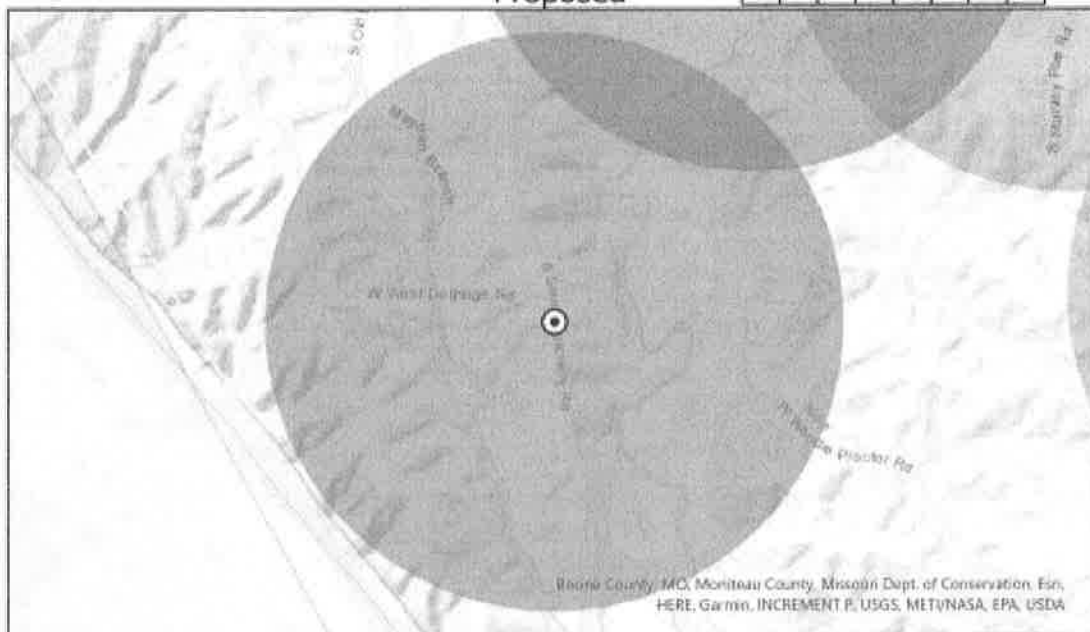
Current

Legend

- ▲ Current Warning Sirens
- Proposed Siren Location
- Current Siren - Estimated Coverage Area
- Proposed Siren - Estimated Coverage Area



Proposed



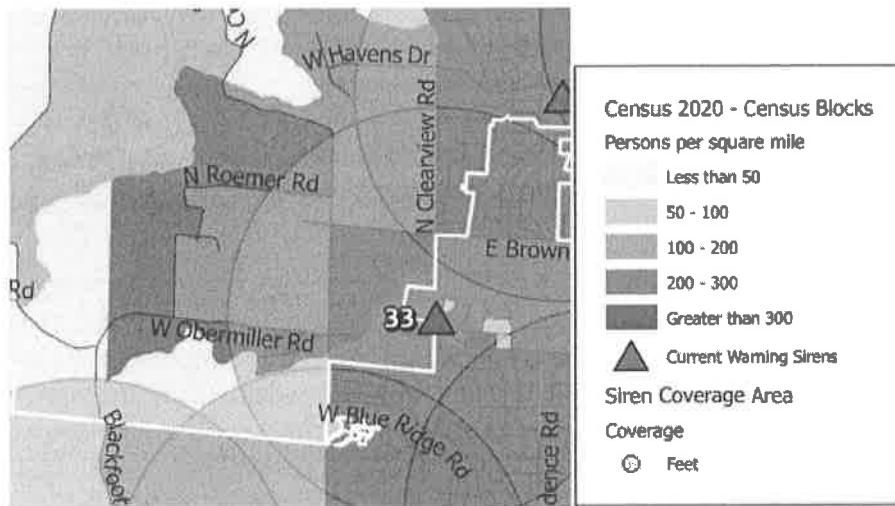
4620 Roemer Road Site

OEM staff and the county's siren system provider identified a **coverage area need** affecting the Creasy Springs Road, Obermiller Road, and Roemer Road areas, based on the current outdoor warning siren system coverage map overlaid with 2020 U.S. Census data.

After a comprehensive field evaluation in accordance with the Outdoor Warning Siren Policy, a location just south of the residence at 4620 Roemer Road, within Boone County Right-of-Way, was determined to be suitable.

The site meets all necessary criteria including infrastructure availability, favorable elevation, and maintenance accessibility.

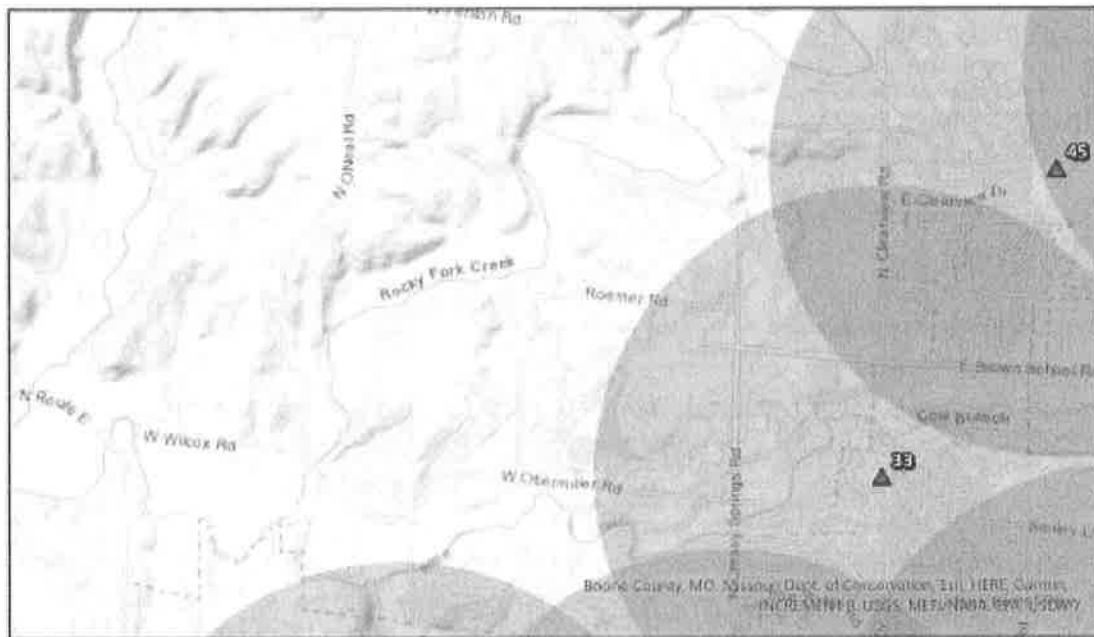
This siren will provide essential coverage to Roemer Road as well as the currently unserved areas of Creasy Springs Road and Obermiller Road. Approval of this location will eliminate a known outdoor alerting deficiency and enhance emergency preparedness for residents in all three areas.



Roemer road site map looking at census data



This map with the yellow symbol identifies the proposed site location on Roemer Road



Roemer Rd
Siren Site

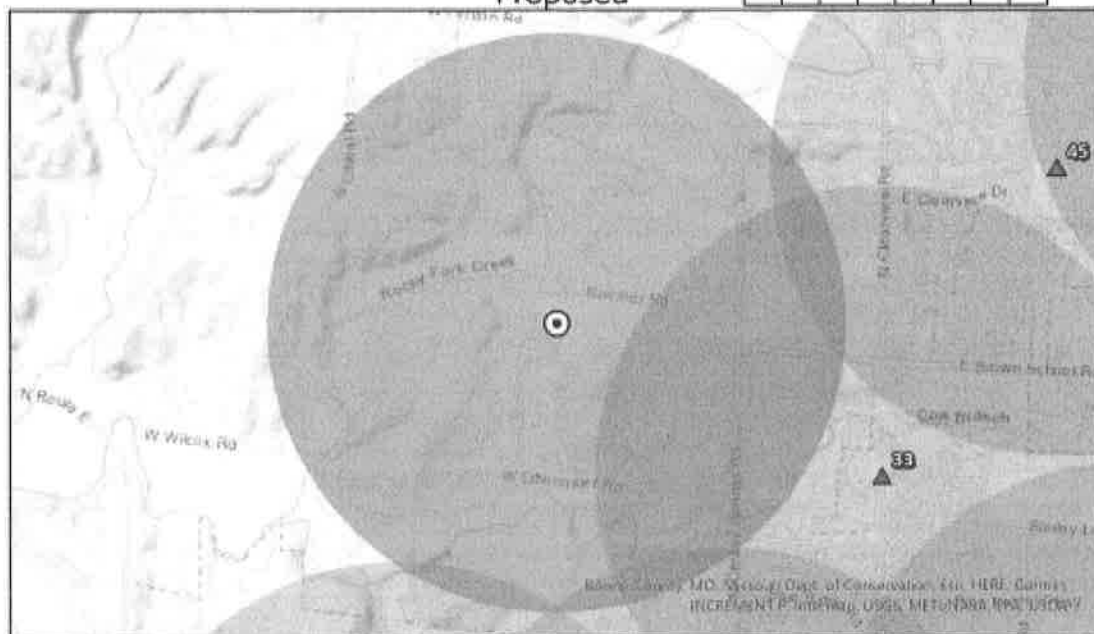
Current

Legend

- ▲ Current Warning Siren
- Current Siren - Estimated Coverage Area
- Proposed Siren Location
- Proposed Siren - Estimated Coverage Area

0 0.25 0.5 1 Miles

Proposed



Conclusion

The proposed siren locations address identified coverage gaps, follow County policy for site selection, and provided critical public safety enhancements. Each site was carefully chosen after field verification, infrastructure assessment, and consideration of surrounding residential proximity.

Approval and installation of these sirens will enhance outdoor warning system coverage and increase the resiliency of Boone County's emergency notification capabilities.

320-2023

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 23

County of Boone

} ca.

In the County Commission of said county, on the

20th

day of

July

20 23

the following, among other proceedings, were had, viz:

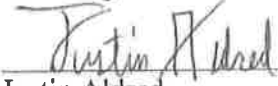
Now on this day, the County Commission of the County of Boone does hereby adopt the attached Outdoor Warning Siren Policy & Procedures.

Done this 20th day of July 2023.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

Boone County Office of Emergency Management
Policy and Procedures
Outdoor Warning Siren Placement

Background:

The County operates and maintains an extensive siren system designed to provide effective, uniform outdoor warning coverage for emergency notification to the public.

Identifying suitable locations for future siren placement requires several factors to be considered. The primary objective is to site the equipment to provide coverage in currently unprotected or under protected areas of the county.

Other site considerations for optimal siren performance and effectiveness include elevation, proximity and height of adjacent structures, underground and overhead utilities, and accessibility and infrastructure to support installation and maintenance.

Policy:

It is the policy of the Office of Emergency Management (OEM) to provide adequate outdoor warning in Boone County. System buildout prioritizes more highly populated areas, and locations where large numbers of people congregate for outdoor recreation or activities.

Initial site assessment for siren placement focuses on properties associated with public schools, public parks, public safety properties, places of worship, public works infrastructure facilities such as water and sewer plants, and public rights-of-way nonadjacent to private residences. If no other viable options for placement exist, jurisdictional easements and rights-of-way in the vicinity of residences are considered.

Procedures:

A. **Existing sirens** will continue to be serviced, updated, and replaced without additional site review considerations.

B. For proposed new siren locations:

1. OEM will first work with the County's contracted siren system provider to identify future siren sites using computer prediction models and physical inspection of potential sites.
2. Once a location is deemed feasible, OEM will make contact via email, US mail, phone, door hanger notice or in person to get verbal permission from the private property owner/representative, or from the governmental jurisdiction in which the site is located, to place a marker stake at the site as a first step for evaluation for potential siren placement (Appendix A). If the stake will be placed in an easement or right-of-way, permission is not required, though the property owner will be notified and advised of the pending placement. OEM will notify

the Commission of the proposed addresses or locations where the survey stakes will be placed.

3. Following Commission feedback and a minimum of five business days post-notification to the property owner(s) or representative(s), the siren contractor will place a stake on the property and contact Missouri One Call to complete design utility locates.
4. Once the site is staked, utility locates have confirmed no interference with underground utilities, and the governmental body or property owner has verbally agreed to siren placement, OEM will mail a notice to all property owners within 200 feet of the boundary of the property where the installation will be occurring (Appendix B). Information included in the notice will advise the recipients of their right to request a public hearing regarding the siren placement, along with a date by which the request must be made.
5. ***If a public hearing is requested***, OEM will contact the County Clerk's office and request the hearing be placed on the agenda for the Commission along with the addresses of the proposed locations. An OEM representative will attend the public hearing to present the outdoor warning siren site proposal report and answer any questions concerning the proposed locations and the siren system in general. The Commission will consider the placement priorities including, but not limited to, the following when voting to accept or deny the site option: public versus private land; proximity to residential structures; population density and uses of coverage area; geographic properties supporting effective siren performance; no impediment by utilities; and accessibility and infrastructure to support installation and maintenance.
 - a) If the Commission votes to approve a proposed siren site following a public hearing, OEM will move forward with securing the proper agreements or permits to install the siren. If the agreement or permit requires Commission signatures, OEM will contact the County Clerk to place these items of business on the Commission agenda for approval and signatures. Once the permits or agreements are approved by the Commission, OEM will coordinate the installation with the County's siren system contracted provider to schedule the installations.
 - b) If the Commission votes to deny a proposed siren site following a public hearing, OEM will discontinue the pursuit of placing a siren in the identified area of the county until they receive direction from the Commission to do otherwise.
 - c) OEM will communicate the Commission's decision to the property owners located within 200 feet of the proposed site.

6. After a Commission vote to approve a proposed siren site, or if there is no request for public hearing, the following procedures will be followed for project authorization:

- a) For a site located on private property, the county will draft an agreement to be approved by the Commission after signature by the property owner.
- b) For a site on property owned by a municipality located within Boone County, site development will require an agreement drafted by the municipality and signed by the Commission that will be valid after two reads by the municipality's governing body.
- c) For a site on private property with a municipality governed right-of-way, site development will require an agreement drafted by the municipality and signed by the Commission that will be valid after two reads by the municipality's governing body.
- d) For a site located on property owned by the State of Missouri under the auspices of the Department of Natural Resource, the Department of Conservation, or the University of Missouri, site development will require an agreement drafted by the state agency involved and signed by the Commission. ***There will be no sites considered on Missouri Department of Transportation rights-of-way.***
- e) For a site on a Boone County transportation right-of-way, the only requirement is a permit granted by Boone County Resource Management. OEM will also place the site project on the Commission agenda for approval.
- f) OEM will communicate the Commission's decision to the property owners located within 200 feet of the proposed site.

7. Upon completion of the siren installation, OEM will complete an after-install site inspection to ascertain any customer satisfaction issues.

Appendix A – Notice to Property Owner

[Date]

Boone County Office of Emergency Management
2145 County Drive
Columbia, MO. 65201

RE: [Proposed Siren Site Location]

Dear [Property Owner/Governmental Authority]:

Boone County Office of Emergency Management (OEM) is requesting permission to access and evaluate the property at **[location]** for potential placement of an outdoor warning siren to enhance public safety for the citizens of and visitors to Boone County. The proposed site is identified on the included map.

Within 5 business days of receiving your response, OEM will access the site and place a marker stake. Missouri One Call will then be contacted to assess for and identify underground utilities at the identified location.

If the site evaluation meets the requirements to support siren installation, a notice will be sent to all owners of property within 200 feet of the proposed location detailing the project and offering an opportunity to request a public hearing to present support or opposition to the Boone County Commission. After the public hearing, the Commission will forward its final recommendation to the OEM.

[If not on easement or right of way] Upon approval of the project by the Commission, OEM will be contacting you to finalize the official agreement, after which the siren installation will commence.

[If on easement or right of way] Upon approval of the project by the Commission, you will be notified of OEM's intent to place the siren, and installation will commence.

Please feel free to contact us for further information.

Sincerely,

[Signature]

Christopher Kelley - Director
(573) 554-7908

ckelley@boonecountymo.org

Appendix B – Notice to Adjacent Property Owners

[Date]

Boone County Office of Emergency Management
2145 County Drive
Columbia, MO. 65201

RE: [Proposed Siren Site Location]

Dear **[Property Owner]**:

This letter is to notify the owners of properties within 200 feet of **[location]** that the Boone County Office of Emergency Management (OEM) is intending to install an outdoor warning siren on that site to enhance public safety for the citizens of and visitors to Boone County. The site is identified on the included map.

A public hearing to the Boone County Commission may be requested to present your support or opposition regarding this project. To request a hearing, contact the Office of Emergency Management by email at em@boonecountymo.org or phone at (573) 554-7900. The request must be received by OEM no later than **[date]**.

Please feel free to contact us for further information.

Sincerely,

[Signature]

Christopher Kelley - Director
(573) 554-7908
ckelley@boonecountymo.org

Jodi Vanskike

Subject: FW: warning sirens 4620 Roemer Road

Chris after we spoke I talked to my family.

We agree the warning sirens in place can be heard on a clear day.

When the weather is bad or the TV is on, they cannot be heard.

I believe a placement at 4620 Roemer road would serve as a true warning system for this area.

Thank you all for what you do.

Kelly Benedict

Jodi Vanskike

From: Justin Aldred
Sent: Tuesday, May 6, 2025 11:30 AM
To: Jodi Vanskike
Subject: Fw: Roemer Road Siren

Very respectfully,

Justin Aldred

From: Sharon Buzzard <sharon_buzzard@yahoo.com>
Sent: Friday, May 2, 2025 12:20:35 PM
To: Kip Kendrick <KKendrick@boonecountymo.org>; Justin Aldred <JAldred@boonecountymo.org>; jtompson@boonecounty.org <jtompson@boonecounty.org>
Subject: Roemer Road Siren

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Commissioners:

I write to ask you to reconsider the proposed placement of the siren on Roemer Road. I was among those in attendance on Tuesday so I believe that you got a good review of the reasons the siren would be better placed elsewhere. If you would take a drive out to Roemer, you will see that it is essentially a country road, so a siren would be an ugly intrusion on the neighborhood--both visually and acoustically. Imagine one of these in your front yard.

I might also recommend that, as time permits, you review the county's contract with Blue Valley. They seem to have found a cash cow in BC's coffers given how many overlapping sirens there are and are planned.

Finally, while I know you are a non-partisan commission, I do want you to know that as a proud BC democrat, I voted for Janet and Kip so it might be time to do me a favor in return.

Thank you.
Sharon Buzzard
4700 Roemer.

Sharon K. Buzzard

Jodi Vanskike

From: Justin Aldred
Sent: Tuesday, May 6, 2025 11:32 AM
To: Jodi Vanskike
Subject: Fw: Outdoor warning siren - Roemer Road location

Very respectfully,

Justin Aldred

From: Steve Wiegenstein <swiegenstein@yahoo.com>
Sent: Friday, May 2, 2025 8:48:01 AM
To: Kip Kendrick <KKendrick@boonecountymo.org>; Justin Aldred <JAldred@boonecountymo.org>; Janet Thompson <JThompson@boonecountymo.org>
Subject: Outdoor warning siren - Roemer Road location

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Dear Commissioners,

My name is Steve Wiegenstein and I live at 4700 Roemer Rd. I attended the commission meeting on Tuesday but did not speak, as it seemed to me that the other residents were doing a good job. I would like, however, to add my voice to their sentiments opposing the placement of a siren on Roemer Road.

I have lived on Roemer for 15 years and can state without doubt that whenever the warning system has been activated, I have heard the sirens. Our house is at approximately the midpoint of Roemer, between Creasy Springs and Obermiller, so I think our location would be pretty representative of all the homes. I note from the county's Outdoor Warning Siren map that there is considerable overlap of the siren coverage to our south and east. In fact, as one moves closer to the city limits, the overlap becomes total in many locations. According to the Emergency Management presentation on Tuesday, roughly one-third of the area covered by the proposed Roemer Road siren is already covered by other sirens.

The information packet provided by the Roemer Road residents includes a suggested location farther west, on O'Neal Road. Given the high degree of overlap in our area, I would think that moving a siren farther west would be a more cost-effective idea. More households would be covered and less overlap would occur. The area to the south of Obermiller that might appear uncovered by a relocation of the siren (given the 5,000-foot radius) consists of pastureland and forest in the floodplain of Cow Branch, land that therefore would be unsuitable for any future development. While I feel kindly toward the deer and cattle who currently reside in that area, I don't think they need to be covered by a tornado siren.

I appreciate your consideration of our community's opinions. Thank you for your time.

Best regards,

Steve Wiegenstein
Author, *Land of Joys*, *Scattered Lights*, *Slant of Light*, *This Old World*, and *The Language of Trees*

2022 Missouri Author Award, Missouri Library Association
Featured Artist, Missouri Arts Council
Finalist, 2021 PEN/Faulkner Award for Fiction

www.stevewiegenstein.com
stevewiegenstein.wordpress.com
www.facebook.com/stevewiegensteinauthor
www.instagram.com/wiegensteinsteve

Jodi Vanskike

From: Justin Aldred
Sent: Tuesday, May 6, 2025 11:29 AM
To: Jodi Vanskike
Subject: Fw: Roemer Road Emergency Siren

Very respectfully,

Justin Aldred

From: david graber <graberd@centurytel.net>
Sent: Friday, May 2, 2025 6:15:19 PM
To: Kip Kendrick <KKendrick@boonecountymo.org>
Cc: Justin Aldred <JALdred@boonecountymo.org>; Janet Thompson <JThompson@boonecountymo.org>; Christopher Kelley <CKelley@boonecountymo.org>
Subject: Roemer Road Emergency Siren

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

May 2, 2025

Commissioner Kip Kendrick,

You spoke publicly on the KOMU-TV interview regarding the ‘opposition’ of Roemer Road residents to the proposed emergency siren site on our road. You stated that your concern was for the entire county, intimating that our interest was only for ourselves. Nothing could be further from the truth. We greatly appreciate the current siren sites which adequately alert our area to violent weather; heard inside as well as outside our houses. This was just proven on Easter Sunday this year.

What we would like to avoid is a blasting noise immediately outside homes (ours or anyone else’s). Many of the residents specifically chose this area for its peaceful & quiet atmosphere. I worked in a building for many years where an emergency siren sounded monthly outside my window. Each time was not merely disruptive, but forced me to evacuate the area entirely because the noise level was truly intensive. My suspicion is that those who wrote in support of this siren will not be so closely assaulted by the high decibel level of its sound. And I imagine that not one of the Commission Board members would vote to place such a siren in their front yard.

Your maps highlighting the current siren sites along with the ranges of their coverage illustrate many overlapping coverage areas as well as gaps in coverage. Surely another potential site that meets all the essential criteria could be selected that safely alerts all nearby county residents without severely impacting anyone. If that alternate location is somewhat inconvenient for Blue Valley to install & maintain the siren, I hope you *would* side with the county’s concern, as you said – the county – us – your constituents.

Thank you for consideration of our citizen input.

Margie Mitchell

4605 Roemer Road

Columbia, MO 65202

Jodi Vanskike

From: Justin Aldred
Sent: Tuesday, May 6, 2025 11:32 AM
To: Jodi Vanskike
Subject: Fw: Outdoor warning siren - Proposed - Roemer Road - Support

Very respectfully,

Justin Aldred

From: Steven Sapp <steven.sapp59@gmail.com>
Sent: Thursday, May 1, 2025 10:00:16 PM
To: kkenrick@boonecountymo.org <kkenrick@boonecountymo.org>; Justin Aldred <JAldred@boonecountymo.org>; Janet Thompson <JThompson@boonecountymo.org>
Cc: Christopher Kelley <CKelley@boonecountymo.org>
Subject: Outdoor warning siren - Proposed - Roemer Road - Support

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Dear Commissioners,

I was unable to attend the public meeting of April 25 during which the placement of several new outdoor emergency warning sirens were discussed. I recently saw media coverage that some residents are opposed to the installation of an outdoor warning siren near their property on Roemer Rd due to concerns about excessive noise.

My career in public safety spans 33 years, 10 of which were spent in the "original" Columbia/Boone County Joint Communications Center and 23 in the fire service. Eight additional years were spent in the communications and community relations department with the City of Columbia.

I believe the concerns of residents should be listened to, concerns sincerely evaluated and used to form good decisions. I also believe in compromise where both parties give and take... with the exception for public safety. In this area there is little to no room for compromise and certainly no room for threats from a group of people whose concerns are outweighed by the public good. In this case, "the needs of the many outweigh the needs of the few or of the one." In politics and ethics, we must balance individual rights with societal well being.

These residents, while good intentioned, are not focused on the larger picture. They will not live in their homes forever, development will continue to occur in the area, and public safety needs must be prioritized over 3 minutes of "noise" on the first Wednesday of each month. The Villa at Blueridge, an assisted living facility, is within 200 feet of an existing outdoor warning siren and seems to be able to

provide services and stay in business. There are other similar examples of outdoor warning sirens placement near medical facilities.

All of us want the fire department to arrive quickly if our home is ablaze or our loved one is suffering a medical emergency. I was always surprised then when residents would oppose strategic fire station locations citing noise concerns. Where does one think emergency responders come from? Thin air?

I have rambled. I urge the commission to approve the location and placement of the outdoor warning siren on Roemer Rd and future locations as dictated by data to ensure public safety needs of ALL Boone County residents are met.

Thank you for your time and service.

Regards,

Steven Sapp
316 W Bruton Street
Centralia, MO 65240
573-819-6801

Jodi Vanskike

From: Justin Aldred
Sent: Tuesday, May 6, 2025 11:30 AM
To: Jodi Vanskike
Subject: Fw: Tornado Siren | Roemer Road | Opposition to Siren

Very respectfully,

Justin Aldred

From: Pam Lessley <pkless@gmail.com>
Sent: Friday, May 2, 2025 3:54:16 PM
To: Kip Kendrick <KKendrick@boonecountymo.org>; Justin Aldred <JAldred@boonecountymo.org>; Janet Thompson <JThompson@boonecountymo.org>; Christopher Kelley <CKelley@boonecountymo.org>
Subject: Tornado Siren | Roemer Road | Opposition to Siren

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Dear Commissioners & Director of Emergency Management,

We are writing as residents of **Roemer Neighborhood** to respectfully reiterate our opposition to the proposed installation of a tornado siren in our neighborhood. While we understand the importance of public safety, We believe that placing a siren in our neighborhood is neither necessary nor appropriate at this time.

Many of us in the neighborhood are already well-equipped to receive severe weather alerts through modern technology, including mobile devices and weather radios. Adding a tornado siren may cause unnecessary noise disruption without significantly improving public safety. Furthermore, it's clear from conversations with neighbors and community meetings that a majority of residents share this concern and do not support the installation. As you've seen in our petition, we have 55 neighbors who oppose the tornado siren in our neighborhood. Also, we had 30 people from the neighborhood attend the Commissioners Meeting on Tuesday, April 29 to personally show you our support of each other and the neighborhood.

We respectfully urge you to consider the wishes of our neighborhood and explore alternative ways to enhance emergency communications that are less intrusive and more aligned with the needs and preferences of our community.

Thank you for your service and for listening to the voices of the residents you represent.

Sincerely,

Philip & Pamela Lessley

4716 Roemer Road

Columbia, MO 65202

573-424-6618

Boone County Commissioners & Director of OEM:

- Kip Kendrick - kkendrick@boonecountymo.org
- Justin Alfred - jaldred@boonecountymo.org
- Janet Thompson - jthompson@boonecountymo.org
- Chris Kelley - ckelley@boonecountymo.org

Jodi Vanskike

From: Justin Aldred
Sent: Tuesday, May 6, 2025 11:29 AM
To: Jodi Vanskike
Subject: Fw: Roemer Rd. proposed siren

Very respectfully,

Justin Aldred

From: Christopher Hardin <hardinlab@gmail.com>
Sent: Saturday, May 3, 2025 9:08:00 AM
To: Kip Kendrick <KKendrick@boonecountymo.org>; Justin Aldred <JAldred@boonecountymo.org>; Janet Thompson <JThompson@boonecountymo.org>; Christopher Kelley <CKelley@boonecountymo.org>
Subject: Roemer Rd. proposed siren

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Dear County Commissioners,

I am writing this letter as a concerned Boone County citizen who will be negatively impacted by the proposed warning siren on Roemer Rd.

I have noted below many of the reasons the new siren would impact the quality of life and property values.

With the strong opposition, please pause the decision to seek other solutions: A key message in this letter is to urge you all to put the brakes on this particular project and simply consider if there isn't a placement of the siren that would serve the folks who sent emails in favor of the siren (put it closer to them) and not as strongly negatively impact the 50+ petition signers who are against the siren placement. Considering the 10/1 ratio of votes against the proposed placement of the siren, the decision should be tabled while a new solution is formulated.

Impact of quality of life: Like most other folks on the road, we moved here for the peace and quiet. We have three dogs that are very stressed by loud sounds. We have a daughter with clinically diagnosed and treated anxiety disorder. We fear negative impacts on our property values.

The actual need isn't there: We had a timely test of the sirens under tornado conditions on Easter. Everyone at the meeting said they heard the sirens loud and clear while INSIDE their homes – hence exceeding the expectation for a siren warning system during an actual tornado with the accompanying increase in ambient noise. We all also had our phone alarms trigger. More isn't always better. There often is an inflexion point where the small additional benefits are outweighed by negative impacts.

Many thanks for carefully considering this letter.

Christopher Hardin Ph.D.

4480 Roemer Rd., Columbia MO

Jodi Vanskike

From: Kip Kendrick
Sent: Sunday, April 27, 2025 7:28 AM
To: Jodi Vanskike
Cc: Janet Thompson; Justin Aldred
Subject: Fw: Roemer Rd Tornado Siren, Niki May

Please add to the record.

From: Niki May <nikipmay@gmail.com>
Sent: Saturday, April 26, 2025 3:31 PM
To: Kip Kendrick <KKendrick@boonecountymo.org>; Christopher Kelley <CKelley@boonecountymo.org>
Subject: Roemer Rd Tornado Siren, Niki May

CAUTION: This email originated outside of **boonecountymo.org**. ONLY use links and attachments which are familiar.

Hello Commissioner Kendrick and Director Kelley,

Since we are out of range for tornado sirens and considering recent weather conditions, I am in favor of placing a tornado siren on Roemer Road. Should we experience severe weather that knocks out our power, and a tornado comes within range, I know everyone would benefit from having a warning. I grew up with dogs, still have dogs today, and lived next to a tornado siren my whole life. The monthly testing never caused us any problems. Now that I live here, I worry that I won't have sufficient notice before a tornado approaches, and when storms come, I constantly check online radars to make sure we aren't at risk of being hit. While comfort is nice, survival and safety in case of an emergency is far more important. Hopefully, this email conveys the necessity of a siren nearby. If there is anything I can do to help this cause, please let me know.

Thank you for your time,
Niki May
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